

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF REDEVELOPER AND  
PROPOSED DISPOSITION OF PARCELS C-5a, C-5b, L-12,  
L-13, L-14 and L-15 IN THE  
WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for Loan and Capital Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified Projects; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area, has been duly reviewed and approved in full compliance with local, State and Federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, on April 11, 1968, the Authority voted to adopt a Report and Decision on the Application of Right Reverend Russell J. Collins and others in which it granted permission for the applicants to form an Urban Development Corporation under the provisions of Chapter 121A of the Massachusetts General Laws for the purpose of developing said parcels with low and moderate income housing; and

WHEREAS, on May 1, 1968, the Mayor of the City of Boston approved the aforementioned April 11, 1968 vote of the Authority; and

WHEREAS, pursuant to the Authority's permission, St. Joseph Homes, Inc. an urban redevelopment corporation, will be formed on or about June 6, 1968; and

WHEREAS, the FHA has issued a mortgage insurance commitment in the amount of \$2,667,000.00 and the Department of Housing and Urban Development has approved an aggregate minimum disposition price of \$18,930 for the above-captioned parcels;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. St. Joseph Homes, Inc. be and hereby is designated as Redeveloper of Disposition Parcels C-5a, C-5b, L-12, L-13, L-14, and L-15.
2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that St. Joseph Homes, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
4. That Final Working Drawings and Specifications are hereby approved.
5. That the Development Administrator is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and St. Joseph Homes, Inc., an Urban Redevelopment Corporation to be formed pursuant to Chapter 121A of the Massachusetts General Laws, as Buyer, providing for the conveyance by the Authority of Disposition Parcels C-5a, C-5b, L-12, L-13, L-14 and L-15 in consideration of Eighteen Thousand Nine Hundred Thirty (\$18,930.00) and the Buyer's agreement to develop the property with 138 units of low and moderate income housing; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority; that the Development Administrator is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Development Administrator of such Agreement and Deed to which a Certificate of this Resolution is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Developer's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

June 13, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: FINAL DESIGNATION OF REDEVELOPER AND  
AUTORIZATION TO CONVEY  
PARCELS C-5a, C-5b, L-12, L-13, L-14, and L-15  
WASHINGTON PARK URBAN RENEWAL AREA

SUMMARY: This memo requests the Authority to designate St. Joseph Homes, Inc. as Redeveloper of the above-captioned sites and to authorize their conveyance.

On April 11, 1968, the Authority adopted the Report and Decision approving the St. Joseph 121A Redevelopment Project and consented to the formation of St. Joseph Homes, Inc., the 121A corporation which will redevelop 138 units of low and moderate income housing on the above-captioned sites.

The Mayor's approval of this project was obtained on May 1, 1968. The 30-day 121A statutory appeal period expired June 6, and procedures necessary to incorporate St. Joseph Homes, Inc. have been undertaken. Financing for this development is assured by an FHA mortgage insurance commitment in the amount of \$2,667,000. The FHA initial closing is scheduled for June 17, at which time title to the above-captioned sites will be transferred to the newly formed St. Joseph Homes, Inc.

It is recommended that the Authority designate St. Joseph Homes, Inc. as the Redeveloper of Disposition Parcels C-5a, C-5b, L-12, L-13, L-14, and L-15, and authorize the Development Administrator to execute a Land Disposition Agreement and Deed conveying said property. An appropriate Resolution is attached.

Attachment

